

# City of Bothell

## Notice of Decision

**Permit type:** Type II – Reasonable Use Exception Permit

**Decision:** Approve with Conditions

**Issue date:** October 24, 2018

**Permittee:** Patrick Gastineau  
17611 Eason Ave  
Bothell, WA 98011  
patgastineau@gmail.com

**Project case number:** CAPR2018-11928, RUP2018-11922

**Project name:** *Pile Residence*

**Project location:** *11317 East Riverside Drive, Bothell, WA*

**Project description:** The applicant proposes a single-family home with attached garage, utility improvements, Critical Areas Alterations and Reasonable Use Exceptions (RUE) for a 1.31 acre lot. The building will be located in the northeast corner of the parcel with access to the site on the west side from 84<sup>th</sup> Avenue NE. The parcel (0961100031) is located in the Waynita / Simonds/Norway Hill planning subarea and is zoned R9,600. There are two Category II and III wetlands and two streams classified as Type F streams within the site. The Critical Areas Alteration proposed is a combination of stream buffer averaging, enhancement and restoration.

The applicant is seeking a reasonable use exception (RUE) pursuant to BMC 14.04.140 and intends to present a claim that the effect of critical area regulations on the property would deny all reasonable economic use and that exception to the minimum requirements of the critical area regulation should be granted for this single dwelling unit.

**Other permits approved under this decision:** None.

**Code titles applicable to this decision:** Bothell Municipal Code Titles 11, 12 and 14.

**Environmental documents that evaluated the proposed project:** Critical Areas Study, Reasonable Use Proposal and Geotechnical Report.

**Appeal rights:** Pursuant to Section 11.14.005 BMC, the city's final decision on this application may be appealed by a party of record with standing to the city's Hearing Examiner. Such appeal must be filed within 14 days of issuance of this decision.

**Project Information:** Project files, plans and documents are available for viewing (and copying at the requestor's cost) at the Department of Community Development, City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011. Please telephone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.